

**City of Southgate**  
***Board of Zoning Appeals***  
**DECEMBER 8, 2025**

A meeting of the Board of Zoning Appeals of the City of Southgate was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, December 8, 2025 and called to order by Pat Poirier, Chairperson at 5:30 p.m.

**PRESENT:** Pat Poirier, Jill Stephan, Tim Foucher, Ray Grupczynski, Alan Victory,

**ABSENT:** Jake Orman, Patricia Anderson (excused)

**ALSO PRESENT:** City Planners John Enos, Joe Pezzotti, Building Official Tim Leach, City Administrator Dan Marsh, City Attorneys Ed Zelenak, Amelia Zelenak

**Minutes:**

**Moved by Foucher, supported by Stephan, to approve the minutes of the Board of Zoning Appeals Meeting dated August 11, 2025. Motion Carried Unanimously.**

**Public Hearing/New Business:**

1. Christopher Wylie, 12737 Commonwealth, Southgate MI, Variance to Section 1298.14, Fences. BZA 07-2025

**A PUBLIC HEARING WAS HELD FOR CHRISTOPHER WYLIE, 12737 COMMONWEALTH, SOUTHGATE, MI, VARIANCE TO SECTION 1298.14, FENCES.**

Notices were sent out.

**Moved by Foucher, supported by Stephan, to open the Public Hearing.**

The applicant stated they are requesting to allow the (4) foot section of there fence to remain to provide necessary privacy and security from pedestrians. A fence permit was issued on the existing fence in March 2021 for the portion of the fence behind the front edge of existing home. The fence was installed beyond the front of the home.

The applicant is requesting a one (1) foot variance from section 1298.14, Fences, to allow an existing privacy fence along a public alley continue to be four (4) feet in height compared to the ordinance requirement of three (3) feet. Section 1298.14(d)(2) states Residential lots or parcels of land adjacent to a public alley or commercial property may extend a privacy fence to the front line of such property upon determination by the Building Department that the extension is necessary to protect the residents of the property from noise, traffic, debris or other invasion of property. However, at a distance within fifteen feet from the front property line, the privacy fence must be reduced to three (3) feet in height to accommodate clear corner site distances.

Based on the findings presented above, we recommend denial of the requested variance due to not all five variance criteria being met. The fence has been installed for some time, the situation is self-inflicted, and there are potential sight issues regarding visibility for pedestrians along the sidewalk.

No public comments were received.

**Moved by Foucher, supported by Stephan, to close the Public Hearing.**

**Moved by Foucher, supported by Stephan, to approve the request by Christopher Wylie, 12737 Commonwealth, Southgate MI, for a (1) foot variance, to allow an existing privacy fence along a public alley to continue to be (4) feet in height. Variance to Section 1298.14, Fences. BZA 07-2025**

**Ayes: Poirier, Stephan, Foucher, Grupeczynski**

**Nays: Victory**

**Absent: Anderson, Orman**

**MOTION CARRIED.**

2. Approval of 2026 Board of Zoning Appeals Meeting Dates and Times.

**Moved by Stephan, supported by Foucher, to approve the 2026 Board of Zoning Appeals Meeting Dates: January 12, February 9, March 9, April 13, May 11, June 8, July 13, August 10, September 14, October 12, November 9, and December 14, 2026 and Regular Meeting Time 5:30 p.m. Motion Carried Unanimously.**

**Old Business:**

None.

**Announcements:**

None.

**Moved by Foucher, supported by Stephan, that this meeting of the Board of Zoning Appeals be adjourned at 6:06 p.m. Motion Carried Unanimously.**

Angie Shurkus  
Recording Secretary  
December 8, 2025